



**TOWN OF FREETOWN
FORM C
APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN**

Date: December 23, 2021

Checklist for Applicants

The following must be included with all applications for endorsement of a Definitive Subdivision Plan:

- ☒ 1) Three (3) copies of this form, a copy of the deed to the property, and if the application is submitted by anyone other than the owner, a letter signed in the presence of a notary public authorizing the agent to act on their behalf.
- ☒ 2) Twelve (12) paper copies of the plan prepared in accordance with the Town of Freetown Subdivision Rules and Regulations. A mylar plan, suitable for recording at the Registry of Deeds, must be submitted once the final plans are approved. All plan copies must be folded.
- ☒ 3) A check for the appropriate amount of filing fees payable to the Town of Freetown (Refer to the Rules and Regulations of the Planning Board Governing the Subdivision of Land to calculate filing fees) and include an itemized statement detailing how filing fees were calculated.
- ☒ 4) A check for the appropriate amount of engineering review fees deposit payable to the Town of Freetown (Refer to the Rules and Regulations of the Planning Board Governing the Subdivision of Land to calculate engineering review fees deposit).
- ☒ 5) A Municipal Lien Certificate
- ☒ 6) An electronic file of the plan on a CD in PDF format
- ☒ 7) A certified abutters list from the Board of Assessors

To the Planning Board of the Town of Freetown

Plan of Land entitled: Definitive 2-Lot Subdivision

Name of Engineer or Surveyor:

Plan dated: December 23, 2021

Land Located: Freetown

Assessor's Map number: 240

Lot number: 93

Zoning District: Residential

Number of lots shown on plan: 2

Total acreage of tract: 6.17 Acres

Total feet of proposed roadway: 460.4 Feet

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled

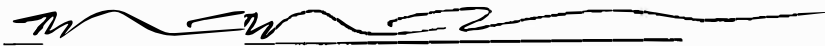
hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Freetown Planning Board and makes application to the Board for approval of said plan.

The undersigned title to said land is derived from

by deed dated 3/14/2003 and recorded in the Bristol County District Registry of Deeds Book 4784 , Page 63 , registered in the Registry of Land Court, Certificate of Title Number ; and said land is free encumbrances except the following . Said plan has (☐) has not (☒) evolved from a Preliminary Plan submitted to the Board on , and approved (with modifications) (☐), (disapproved) (☐) on .

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, in belief that the plan conforms to the Board's Rules and Regulations.

Applicant's Signature



Print Applicant's Name

Ricky LaPlante

Applicant's Address

15 Saggles Way East Freetown

Applicant's Phone

508-763-5087

Applicant's E-Mail Address

D LaPlante 364@yahoo.com

The property owner of record should be present when submitting plans for the Planning Board's consideration. If the owner is not present, he or she shall be represented by an authorized agent with a notarized letter of authorization. Such plan believed not to require approval must be prepared and endorsed by a Professional Land Surveyor, licensed in the Commonwealth of Massachusetts.

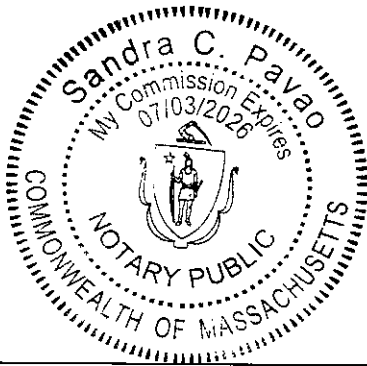
Owner's signature and address if not the applicant or applicant's authorization if not the owner

Ricky Laplante 155 nuggles way
Owner's Signature Owner's Address
Ricky Laplante 508-763-5087
Owner's Printed Name Owner's Phone Number

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss _____, 20

On this 15th day of Dec, 2021 before me, the undersigned Notary Public, personally appeared Ricky M Laplante and proved to me through satisfactory evidence of identification, which is MA DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Sandra C Pavao
Notary Public
My Commission Expires: 7-03-2026

RECEIVED BY TOWN CLERK

DATE: _____

TIME _____

SIGNATURE _____



ENGINEERING A BETTER TOMORROW
ENGINEERING | SITEWORK | LAND SURVEYING | DEVELOPMENT
Servicing the Northeast

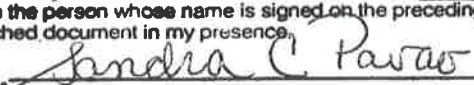

**To: Town of Freetown
From: Debra and Ricky LaPlante
15 Snuggles Way, Freetown, MA.**

We are authorizing Farland Corp. to act on our behalf in regard to application and approval process for a 2-lot sub-division which will include our property at 15 Snuggles Way, Freetown, MA; if we are unable to attend in person


Debra LaPlante


Ricky LaPlante

Signatures Must be Notarized

The Commonwealth of Massachusetts
On this 23 day of DEC, 2021.
RICKY & Debra LaPlante
personally appeared before me, and proved to me through
satisfactory evidence of identification, which were MAILED
to be the person whose name is signed on the preceding or
attached document in my presence.

 Notary Public
My Commission Expires 7-03-26





ENGINEERING A BETTER TOMORROW

ENGINEERING | SITEWORK | LAND SURVEYING | DEVELOPMENT

Servicing the Northeast

Itemized Statement

Administrative fee \$ 200.00

Roadway Constructed \$ 3.00 per Foot

$\$ 3.00 \times 460 \text{ ft} = \$ 1,380.00$

Abutter Notified \$ 5.00 per Abutter

$\$ 5.00 \times 13 \text{ Abutters} = \$ 65.00$

Total = \$ 1,645.00

The Commonwealth of Massachusetts
Office of the Collector of Taxes
Town of Freetown
Municipal Lien Certificate



Number: 4826
12/15/2021

Rickey Laplante
15 Snuggles Way
E Freetown, MA 02717

I Certify from available information that all taxes, assessments, and charges, now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 12/15/2021 are listed below:

DESCRIPTION OF PROPERTY

Parcel Identifier 240-93
Account 2076
Location of Property 15 SNUGGLES WAY
Assessed Owner LAPLANTE RICKY & DEBRA
Additional Owner
Supposed Present Owner
Legal Reference Book 4784
Page 63
Deed Date 3/14/2003
Acreage 6.17 Acres

VALUATION

FY	Residential	Rate1 Open Space	Rate 2 Commercial	Rate 3 Industrial	Rate 4	Exempt
2022	413,400	12.70	0	0.00	0	0
			20.63	20.63		

ASSESSMENT

	2022 1st Quarter	2022 2nd Quarter	2022 3rd Quarter	2022 4th Quarter	FY 2021	FY 2020
Preliminary Tax	\$1,204.28	\$1,204.28	N/A	N/A	\$2,396.33	\$2,317.69
Actual Tax					\$2,420.78	\$2,474.97
Charges and Fees					\$15.00	
Interest To Date	\$0.00	\$0.00			\$0.00	\$0.00
Credits	\$1,204.28	\$1,204.28			\$4,832.11	\$4,792.66
Interest Credit	\$0.00	\$0.00			\$105.39	\$0.00
Per Diem	\$0.00	\$0.00			\$0.00	\$0.00
Balance Due	\$0.00	\$0.00			\$0.00	\$0.00

Property Tax Interest Per Diem \$0.00
Committed Tax Balance \$0.00

Planning Board

All of the amounts listed above are to be paid to the Collector. I have no knowledge of any other lien outstanding.
INFORMATION ON THIS CERTIFICATE IS COMPLETE AS OF 12/15/2021

Patricia Rodrick

Collector of Taxes



300 foot Abutters List Report

Freetown, MA
December 10, 2021

Subject Property:

Parcel Number: 240-093
CAMA Number: 240-093
Property Address: 15 SNUGGLES WAY

Mailing Address: LAPLANTE RICKY & DEBRA
15 SNUGGLES WAY
E FREETOWN, MA 02717

Abutters:

Parcel Number: 239-031
CAMA Number: 239-031
Property Address: 43 BULLOCK RD

Mailing Address: FREETOWN TOWN OF ELEMENTARY
SCHOOL
P O BOX 438
ASSONET, MA 02702

Parcel Number: 240-076
CAMA Number: 240-076
Property Address: 191 CHACE RD

Mailing Address: ZITANO WAYNE M & DONNA J TRS
ZITANO LIVING TRUST
191 CHACE RD
E FREETOWN, MA 02717

Parcel Number: 240-077
CAMA Number: 240-077
Property Address: 193 CHACE RD

Mailing Address: LECH JOSEPH W III & RACHEL M
193 CHACE RD
E FREETOWN, MA 02717

Parcel Number: 240-078
CAMA Number: 240-078
Property Address: 195 CHACE RD

Mailing Address: SAVE HOMES LLC
38 NEWTON ST
NEW BEDFORD, MA 02740

Parcel Number: 240-079
CAMA Number: 240-079
Property Address: 197 CHACE RD

Mailing Address: ROSS CHRISTOPHER M & SUSAN M
197 CHACE RD
E FREETOWN, MA 02717

Parcel Number: 240-086
CAMA Number: 240-086
Property Address: 0 PROPRIETORS WY

Mailing Address: REZENDES ASSOCIATES INC
P O BOX 879
ASSONET, MA 02702

Parcel Number: 240-090
CAMA Number: 240-090
Property Address: 9 SNUGGLES WAY

Mailing Address: VASQUES TIMOTHY J & LORI ANN
9 SNUGGLES WAY
E FREETOWN, MA 02717

Parcel Number: 240-091
CAMA Number: 240-091
Property Address: 11 SNUGGLES WAY

Mailing Address: TSIROGIANIS CHERYL A
11 SNUGGLES WAY
E FREETOWN, MA 02717

Parcel Number: 240-092
CAMA Number: 240-092
Property Address: 13 SNUGGLES WAY

Mailing Address: GRACIA DEREK D & NICOLE M
13 SNUGGLES WAY
E FREETOWN, MA 02717

Parcel Number: 240-094
CAMA Number: 240-094
Property Address: 17 SNUGGLES WAY

Mailing Address: CARVALHO PAULETTE J
17 SNUGGLES WAY
E FREETOWN, MA 02717



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12/10/2021

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300 foot Abutters List Report

Freetown, MA
December 10, 2021

Parcel Number: 240-095
CAMA Number: 240-095
Property Address: 16 SNUGGLES WAY

Mailing Address: PERRY LYNN I
16 SNUGGLES WAY
EAST FREETOWN, MA 02717

Parcel Number: 240-096
CAMA Number: 240-096
Property Address: 14 SNUGGLES WAY

Mailing Address: MCMENAMY JAY P & REBECCA L
14 SNUGGLES WAY
E FREETOWN, MA 02717

Parcel Number: 240-097
CAMA Number: 240-097
Property Address: 10 SNUGGLES WAY

Mailing Address: PIMENTAL FRANCISCO & MARIA V
10 SNUGGLES WAY
E FREETOWN, MA 02717

**Freetown Board of Assessors
CERTIFIED ABUTTERS LIST**

Michael E. H. Case

12/10/2021



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WE, RONALD BATA CAO and LORETTA BATA CAO,

of East Freetown, Bristol County, Massachusetts
for consideration of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000.00)----- paid,
grant to RICKY LaPLANTE and DEBRA LaPLANTE, husband and wife, as tenants
by the entirety,

who reside(s) at 41 Heritage Drive in New Bedford, Massachusetts 02745
with quitclaim covenants,

the land, with any buildings thereon, in Freetown, Bristol County, Massachusetts, bounded and
described as follows:

BEING shown as LOT 7 on plan entitled "LORON ACRES" Definitive Subdivision Plan
in Freetown, MA, dated August 24, 2001; Revised 12/7/01; 1/25/02" as recorded in
the Bristol County, Fall River District, Registry of Deeds, in Plan Book 124,
Page 28, and containing approximately 6.17 acres, more or less.

SUBJECT to Restrictive Covenants dated January 17, 2003, as recorded in said
Registry of Deeds, in Book 4695, Page 95.

BEING a portion of the premises conveyed to the grantors by deed recorded in
said Registry of Deeds, in Book 780, Page 357.

SUBJECT to the fiscal year 2003 real estate taxes which the grantees assume and
agree to pay.

SUBJECT to and together with the benefit of a 20 foot wide temporary construction
easement, as set forth in an instrument dated May 1, 2002, and recorded in said
Registry of Deeds, in Book 4378, Page 296.

SUBJECT to and together with the benefit of all encumbrances of record, including
easements, restrictions and rights of way, if any, insofar as the same may be in
force and applicable.

FALL RIVER
DEEDS REG 5
BRISTOL

03/14/03 4:33PM 01
000000 #3406
FEE \$570.00
CASH \$570.00

TITLE NOT EXAMINED BY PREPARER OF DEED.

Witness our hands and common seal this 13th day of March, 2003.

Executed in the presence of

David A. French

Ronald Batacao

RONALD BATACAO

Loretta Batacao

LORETTA BATACAO

Commonwealth of Massachusetts

Bristol, ss.

New Bedford,

March 13, 2003

Then personally appeared the above named RONALD BATACAO and LORETTA BATACAO

and acknowledged the foregoing instrument to be their free act and deed,

before me David A. French

David A. French, Jr., Notary Public.

My commission expires 11/24/06

ATTEST: BR. COUNTY, F.R. DIST. Bernard J. McDonald III Register

(THE FOLLOWING IS NOT A PART OF THE DEED AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.